



TIFFANY & BOSCO
P.A.

Dated: June 02, 2010

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A handwritten signature in black ink, appearing to read "Redfield T. Baum", is written over a horizontal line.

**REDFIELD T. BAUM, SR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-11145

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 2:10-BK-03617-RTB

Patricia J. Leal

Chapter 7

Debtor.

ORDER

Wells Fargo Bank, N.A. successor by merger with
Wells Fargo Home Mortgage, Inc.

(Related to Docket #9)

Movant,

vs.

Patricia J. Leal, Debtor, Constantino Flores,
Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated November 28, 2007 and recorded in the office of
3 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. successor by merger with Wells Fargo
4 Home Mortgage, Inc. is the current beneficiary and Patricia J. Leal has an interest in, further described as:

5 LOT 154 OF OLD STONE RANCH - PHASE 1 ACCORDING TO THE PLAT OF RECORD
6 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA
7 RECORDED IN BOOK 754 OF MAPS PAGE 20 AND AFFIDAVIT OF CORRECTION
8 RECORDED AS 2005-1272317.

9 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written
10 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
11 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
12 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
13 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

14 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
15 to which the Debtor may convert.
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